037.0	0002	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	802,100	/	802,100
USE VALUE:	802,100	/	802,100
ASSESSED:	802,100	/	802,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAVAGLIA JAMES M & JACQUELINE
Owner 2:	
Owner 3:	
Street 1:	50 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZAVAGLIA JOSEPH P & VIRGINIA -
Owner 2:	ZAVAGLIA JAMES M & JACQUELINE -
Street 1:	50 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,033 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2156 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4033.000	490,500		311,600	802,100
Total Card	0.093	490,500		311,600	802,100
Total Parcel	0.093	490,500		311,600	802,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.03 | /Parcel: 372.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25261
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!3089!

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,700	0	4,033.	311,600	802,300	802,300	Year End Roll	12/18/2019
2019	104	FV	367,300	0	4,033.	282,400	649,700	649,700	Year End Roll	1/3/2019
2018	104	FV	367,300	0	4,033.	267,800	635,100	635,100	Year End Roll	12/20/2017
2017	104	FV	345,600	0	4,033.	233,700	579,300	579,300	Year End Roll	1/3/2017
2016	104	FV	345,600	0	4,033.	199,600	545,200	545,200	Year End	1/4/2016
2015	104	FV	309,800	0	4,033.	185,000	494,800	494,800	Year End Roll	12/11/2014
2014	104	FV	309,800	0	4,033.	153,400	463,200	463,200	Year End Roll	12/16/2013
2013	104	FV	317,700	0	4,033.	146,100	463,800	463,800		12/13/2012

PRINT

Date	Time
12/10/20	18:24:12

LAST REV

Date	Time
11/30/20	13:53:31
jorourke	
3089	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAVAGLIA JOSEP	53850-145		11/17/2009	Family	99	No	No		Joseph P Zavaglia dod 12/22/2012
ZAVAGLIA JOSEP	51730-128		9/29/2008	Family	250,000	No	No		
ZAVAGLIA JOSEPH	10729-424		6/6/1965	Family	99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2013	190	Redo Kit	19,500					
4/6/2012	341	Porch	12,000					install new window
3/17/2011	161	Redo Bat	5,000					
11/19/2010	2316	Redo Bat	10,000					NEW SHWR UNIT/VANI
10/21/2009	1021	Manual	12,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	345	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
4/8/2000	Inspected	268	PATRIOT
2/28/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25261
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4033		Sq. Ft.	Site		0	64.	1.21	3			Med. Tr	-10					311,611						311,600	

Total AC/HA: 0.09258 | Total SF/SM: 4033 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 311,611 | Spl Credit | Total: 311,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13701296
Const Adj.:	0.97029907
Adj $ / SQ:	187.551
Other Features:	128378
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602540
Depreciation:	112072
Depreciated Total:	490468

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

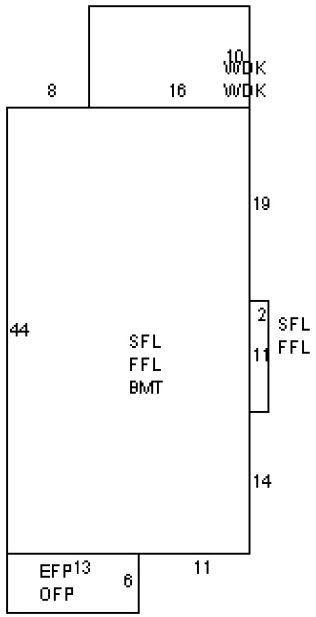
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.55
Special Features:	0	Val/Su Net:	133.00
Final Total:	490500	Val/Su SzAd	227.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,078	187.550	202,180
SFL	Second Floor	1,078	187.550	202,180
BMT	Basement	1,056	56.270	59,416
WDK	Deck	320	8.850	2,833
EFP	Enclos Porch	78	60.280	4,702
OFP	Open Porch	78	36.540	2,850

Net Sketched Area:	3,688	Total:	474,161

Size Ad	2156	Gross Are	3688	FinArea	2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	